

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 30, 2015

**Applicant:** Elizabeth R. Mathis, owner

**Property:** 612 Arlington Street, Lot 15, Block 280, Houston Heights Subdivision. The property includes a historic 1,732 square foot one story residence and detached garage situated on a 6,600 square foot situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Queen Anne residence, constructed circa 1920, located in the Houston Heights Historic District South.

**Proposal:** Alteration – Porch

- Replace the four non-original 8” wood tapered columns with four 8” fiberglass tapered columns that match the style of the existing. The existing columns are damaged and deteriorated.
- Replace the existing wood tongue and groove wood flooring with new wood tongue and groove flooring.
- Replace the existing non-original wood guardrail with square posts with new wood guardrails with wood posts.
- Retain and repair the original handrails.

See enclosed application materials and detailed project description on p. 5-13 for further details.

**Public Comment:** One who has expressed no objection. See Attachment A, pg.13.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

*All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.*

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** October 22, 2015



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**APPROVAL CRITERIA**

**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

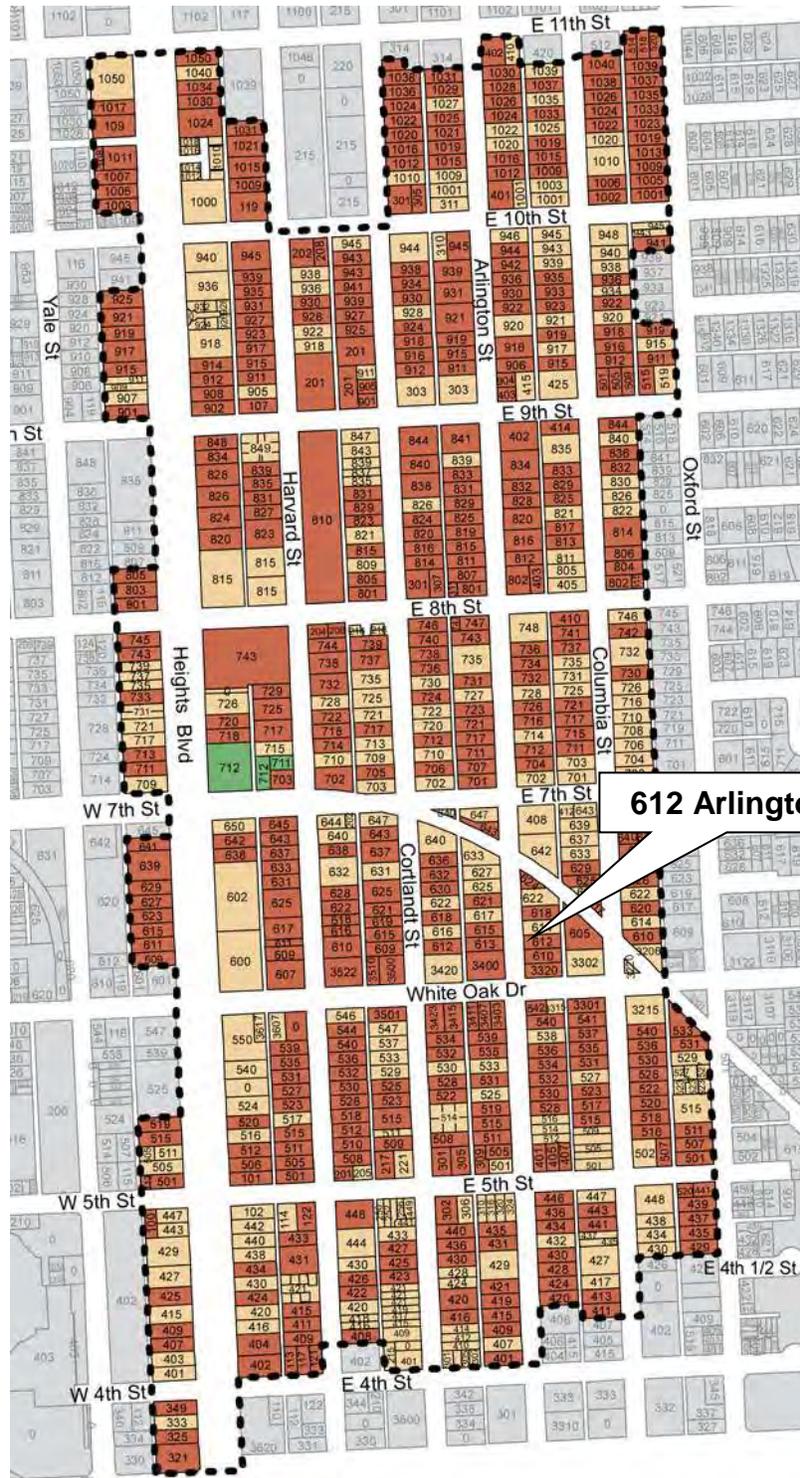
- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>                                                                                                                                                                                                                                                                                                                       | <b>NA - not applicable</b> |  |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1)                  | The proposed activity must retain and preserve the historical character of the property;                                                                                                                                                                                                                                                          |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (2)                  | The proposed activity must contribute to the continued availability of the property for a contemporary use;                                                                                                                                                                                                                                       |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (3)                  | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;                                                                                                                                                               |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (4)                  | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;                                                                                                                                                                                                     |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (5)                  | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;                                                                                                                                                          |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (6)                  | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;                                                                                                     |                            |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7)                  | The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (8)                  | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;                                                                                                                                                    |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (9)                  | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;                                                                                 |                            |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10)                 | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);                                                                                                                                                                                                     |                            |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | (11)                 | The proposed activity will comply with any applicable deed restrictions.                                                                                                                                                                                                                                                                          |                            |  |



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

**Building Classification**

- Contributing
- Non-Contributing
- Park



**INVENTORY PHOTO**



**COLUMN DETAILS**

PROPOSED ROUND TAPPED COLUMNS



8"

**PHOTOS SUBMITTED BY APPLICANT**

**FRONT (WEST) ELEVATION FACING ARLINGTON STREET**



EXISTING DAMAGED AND DETERIORATED PORCH COLUMN BASE



EXISTING DAMAGED AND DETERIORATED PORCH COLUMN BASE



EXISTING DAMAGED AND DETERIORATED PORCH COLUMN BASE



EXISTING FRONT PORCH



EXISTING FRONT PORCH



EXISTING FRONT PORCH



**PROJECT DETAILS**

**Exterior Materials:** The residence features four non-original 8” wood round tapered columns; the columns are damaged and deteriorated. The non-original wood columns will be replaced with four 8” round tapered fiberglass columns, to match the existing style. The existing tongue and groove wood porch flooring is deteriorated and will be replaced with a new wood tongue and groove porch floor. The residence features non-original wood guardrails with square posts. The existing guardrails will be replaced with new wood guardrails with square posts. The existing original wood handrails will be retained and repaired.

**ATTACHMENT A  
PUBLIC COMMENT**

**From:** Kent Marsh  
**Sent:** Monday, October 19, 2015 11:10 AM  
**To:** DuCroz, Diana - PD  
**Cc:** CNL District C  
**Subject:** October 2015 Houston Heights South Historic District Certificate of Appropriateness Applications

The following are my comments regarding proposed Certificates of Appropriateness for the HHSHD:

301 E 10<sup>th</sup> St – OBJECT – The historic character of the existing structure is significantly reduced with the proposed 2<sup>nd</sup> floor addition to the attached garage. The historic form is severely changed to a higher volume massing and less visual differentiation between the existing and the addition. This proposal results in the unnecessary removal of historic structural elements. The building volume to ground surface ratio is much greater than is typically found in the District.

415 E 9<sup>th</sup> St – NO OBJECTION

426 Arlington St – NO OBJECTION

511 Arlington St – DEFER TO CITY BUILDING INSPECTOR DETERMINATION/RECOMMENDATION

612 Arlington St – NO OBJECTION

716 Arlington St – NO OBJECTION

1020 Arlington St – OBJECT – The proposed addition makes a bad condition even worse. The resulting building volume of 4819 SF will provide a building volume to land surface ratio much greater than typically found in the District and the proposal is not in context with the historic character of the District.

J. Kent Marsh, AICP CUD  
Vice President



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